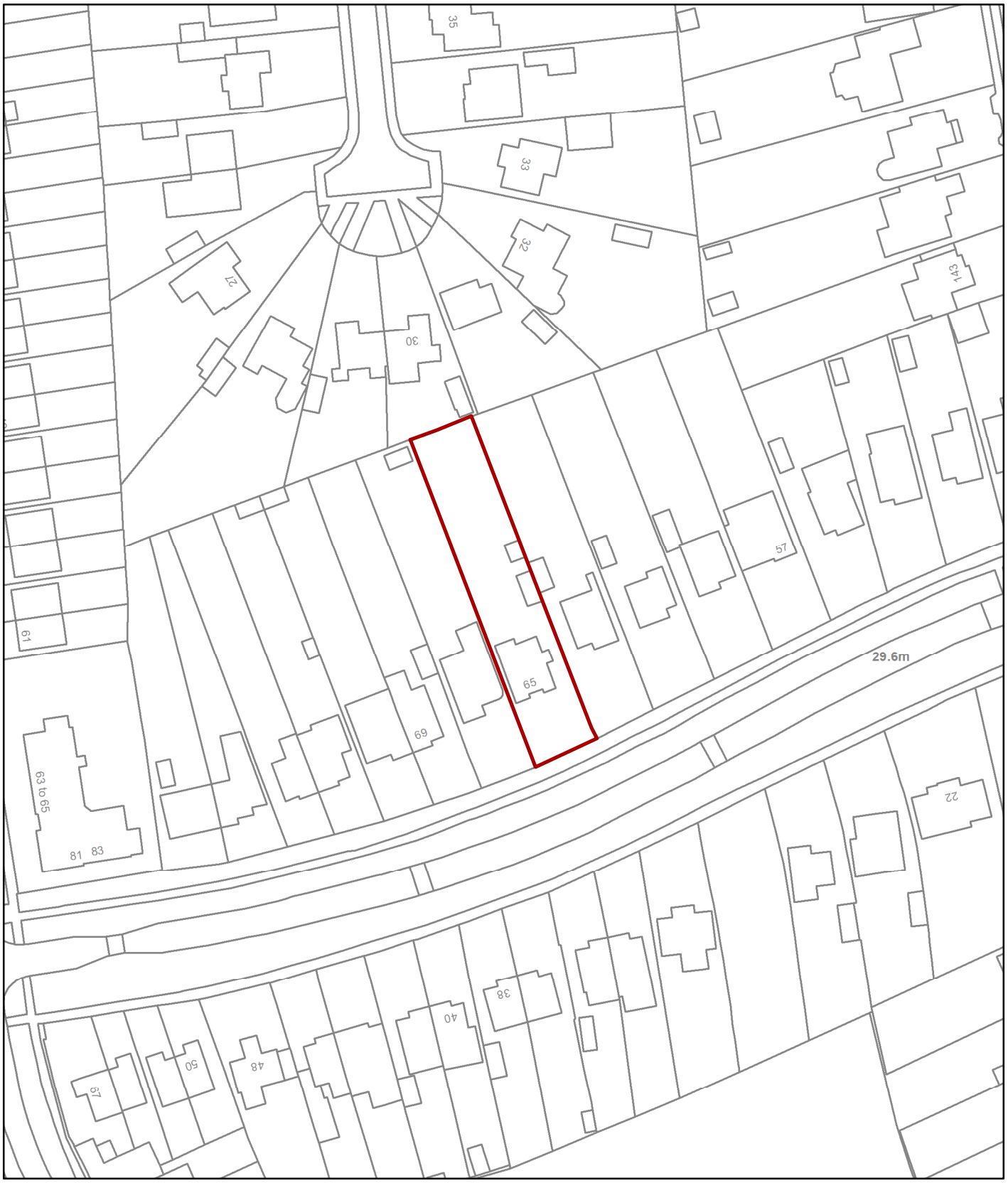
Report to	Planning applications committee 10 October 2019	**Item**
Report of	Area Development Manager	4(g)
Subject	19/00958/F - 65 The Avenues Norwich NR2 3QR	
Reason for referral	Objection	

Ward:	University
Case officer	Stephen Polley - stephenpolley@norwich.gov.uk

Development proposal		
Log cabin.		
Representations		
Object	Comment	Support
2	0	0

Main issues	**Key considerations**
1 Scale and Design	The impact of the proposed development within the context of the original design / surrounding area
2 Residential Amenity	The impact of the proposed development on the neighbouring properties; loss of light; outlook; privacy.
Expiry date	30 September 2019
Recommendation	Approve



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Planning Application No 19/00950/F
Site Address 65 The Avenues

Scale 1:1,000

NORWICH
City Council

PLANNING SERVICES

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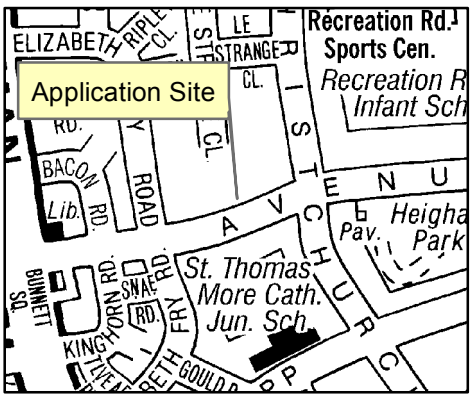

The site and surroundings

1. The site is located to the north side of The Avenues, to the west of the city. The prevailing character of the area is predominantly residential comprising a variety of single and two-storey detached and semi-detached dwellings constructed during the mid C20. Properties on The Avenues are typically arranged with front gardens / parking areas, driveways to the side and large mature rear gardens.

2. The subject property is a storey and a half detached dwelling constructed circa 1930 using red bricks and red coloured plain tiles. The property is of a unique design within the street comprising a dual pitched roof, two front face gables and a projecting turret stair well to the side. The property has recently been extended by way of a single storey rear extension. The site features a front garden with a driveway to the side which leads to an original detached garage, sited along the shared boundary, a shed has also been added beyond the garage. The rear garden features a patio area and a converted air raid shelter within close proximity to the main house.

3. The site is bordered by no. 67 The Avenues to the west which has recently been extended by way of a single storey side and rear extension and a two storey detached dwelling to the east, no. 63 The Avenues. The site boundaries are marked by 1.8m close boarded timber fencing and mature planting on both sides to the rear. The prevailing character of the surrounding area is predominantly residential with most properties having been built at a similar time, many of which have been extended or altered.

Constraints

4. Critical Drainage Catchment: Nelson and Town Close

Relevant planning history

5.

Ref	Proposal	Decision	Date
17/00421/F	Single storey rear extension	APPR	03/05/2017

The proposal

6. The proposal first involves the removal of the existing shed. In its place, the proposal is then to construct a single storey outbuilding referred to as a ‘log cabin’ for the purposes of this application. The 3.5m x 10m log cabin is of a simple dual-pitched roof design measuring 2m to the eaves and 3m to the ridge. The design includes a 3m wide open store to the rear of the cabin.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at http://planning.norwich.gov.uk/online-applications/ by entering the application number.

Issues raised	Response
The proposed log cabin is overly large and out of character with open appearance of the original gardens.	See main issue 1.
The proposed log cabin will overshadow the neighbouring garden and result in a loss of outlook (no. 63)	See main issue 2.
The choice of the roof material is not aesthetically pleasing.	See main issue 1.
Concern regarding a mature birch tree located within the rear garden of no. 63	See other matters.
May affect the value of houses in the area.	Such a concern is not a material planning consideration.

Consultation responses

8. No consultations have been undertaken.

Assessment of planning considerations

Relevant development plan policies

9. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
    - JCS1 Addressing climate change and protecting environmental assets
    - JCS2 Promoting good design

10. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
    - DM1 Achieving and delivering sustainable development
    - DM2 Ensuring satisfactory living and working conditions
    - DM3 Delivering high quality design

Other material considerations

11. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
    - NPPF7 Requiring good design

Case Assessment

12. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan polices are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

13. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

14. The proposed log cabin is of a simple dual-pitched roof design which includes a small gable above the main entrance. The log cabin is split into two distinct sections with one third being an enclosed space with four windows and a set of doors. The other section, located at the opposite end to the main house remains as an open store area. The cabin is to be sited 1.5m behind the garage – in place of the existing shed – adjacent to the boundary shared with no. 63.

15. The log cabin to be constructed using timber and a black coloured felt roof. The choices of materials are considered to be appropriate for an outbuilding constructed within the rear garden of a domestic property.

16. It is acknowledged that the proposed log cabin is of a large scale and when considered in conjunction with the existing garage, results in a significant portion of the boundary shared with no. 65 being marked by outbuildings. It is however also noted that the rear gardens of the properties on the north side of The Avenues are particularly long and as such are capable of adding large outbuildings which do not appear as being overly large. Indeed, it is noted that a number of properties within the area have already added similar outbuildings. The proposed log cabin is therefore considered to be of an appropriate scale, form and appearance sited within an appropriate location.

Main issue 2: Amenity

17. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

18. Policy DM2 seeks to protect the amenities of the neighbouring occupiers with particular regard given to overlooking, overshadowing, loss of light/outlook and the prevention of disturbance from noise, odour, vibration, air or artificial light

pollution. In this case due to the significant distance between the proposed log cabin and no. 65, the proposal would not result in overshadowing of and primary amenity spaces. It is acknowledged the proposed log cabin will result in some overshadowing of the rear garden of no. 65. Due to the orientation of the site, overshadowing will only occur during a limited number of hours of the day, at certain times of the year. As such, the impact of any overshadowing to occur is considered to be limited and not resulting in significant harm being caused.

19. With regard to outlook, the proposed log cabin will obstructed a view of the rear section of the rear garden of the subject property, from the rear garden of no. 63. The rear garden of no. 63 currently features a number of mature trees and plants which obstruct views potentially possible from the main rear living spaces of no. 63. The original open character can therefore be considered to have been eroded over time. The occupants of no. 63 will retain the main views of the rear garden currently possible. The proposed development is therefore not expected to alter the current situation.

20. It is proposed that the log cabin is to be used for purposes incidental to the main dwellinghouse. To ensure that this remains the case in the future and to protect the residential amenities of neighbours, it is considered reasonable to add a condition requiring that the log cabin remains ancillary to the main house.

21. The proposed log cabin will have a minimal impact on the residential amenities of the occupiers of the subject property as the proposal represents only a minor change to the current situation.

22. The proposed development is therefore considered to be acceptable in amenity terms.

Other matters

23. The proposed log cabin is to be constructed within close proximity of a mature birch tree located within the rear garden of no. 63. The construction of the log cabin does not require the digging of foundations and as such will not harm the neighbouring tree.

Equalities and diversity issues

24. There are no significant equality or diversity issues.

Local finance considerations

25. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.

26. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

27. In this case local finance considerations are not considered to be material to the case.

Conclusion

28. The proposed log cabin is considered to be of an appropriate scale and design which does not cause harm to the character and appearance of the subject property or surrounding area.

29. The proposed development will have a minimal impact upon the residential amenities of neighbouring properties with no significant harm being caused by way of overshadowing, outlook or overlooking.

30. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 19/00958/F - 65 The Avenues Norwich NR2 3QR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Log cabin to remain ancillary to the main dwellinghouse.

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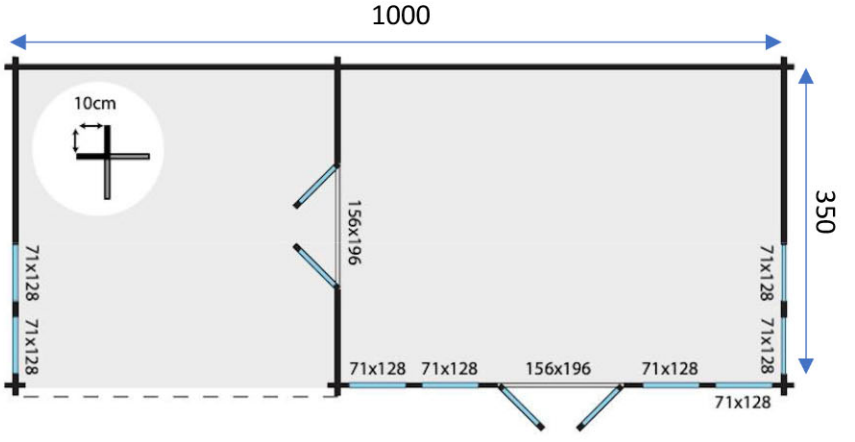
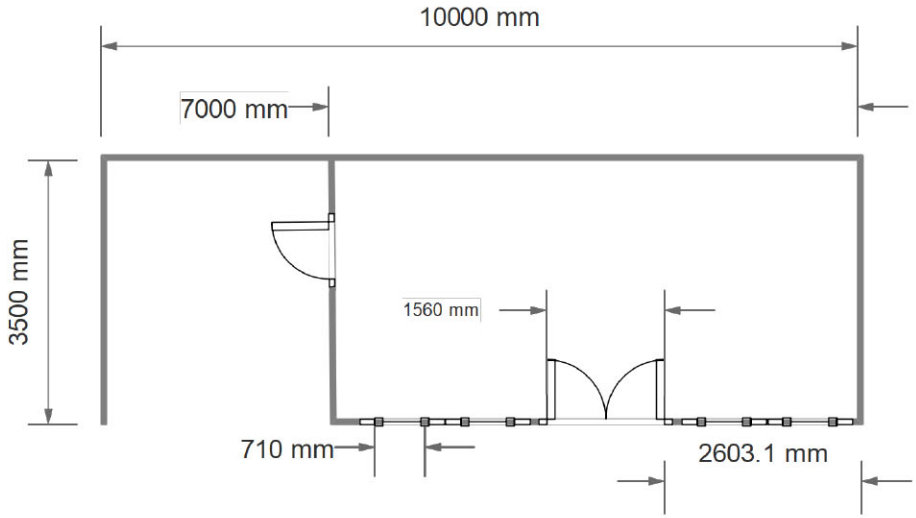
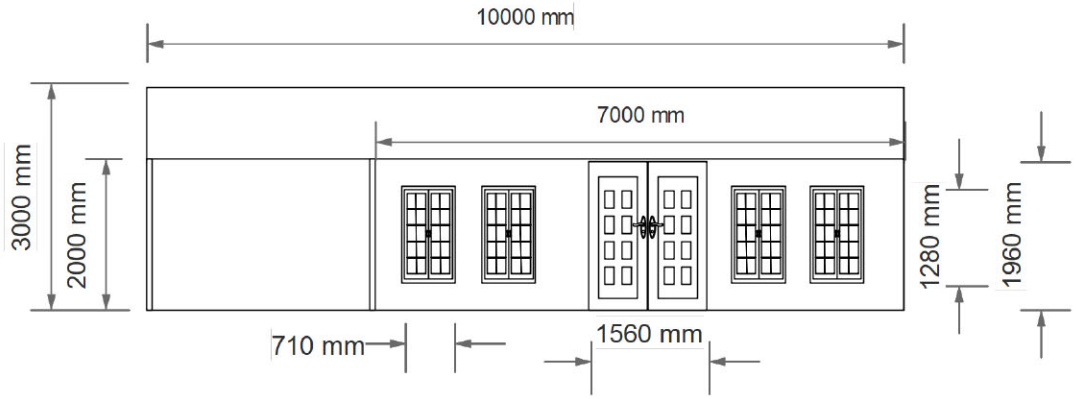


All sizes are approximate and in cm

Plan of Proposed Log Cabin



Elevation of Proposed Log Cabin



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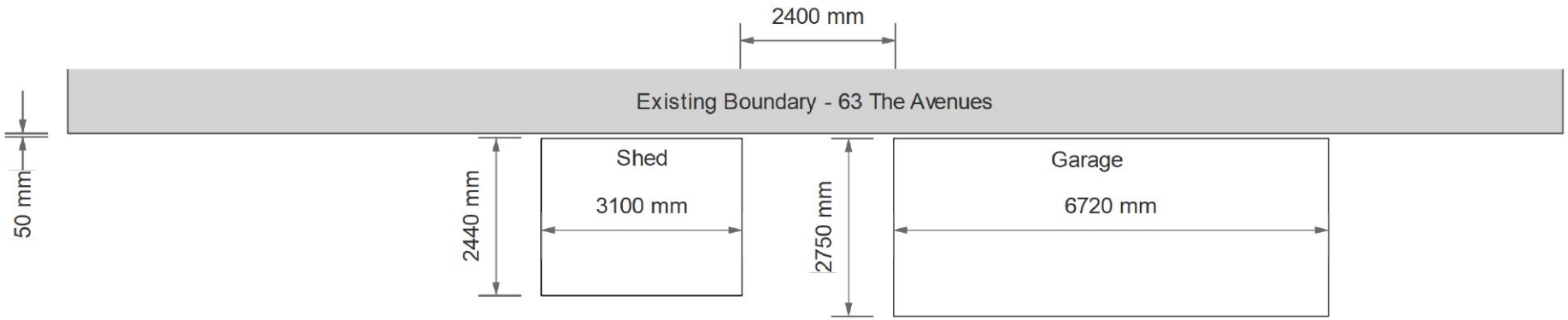
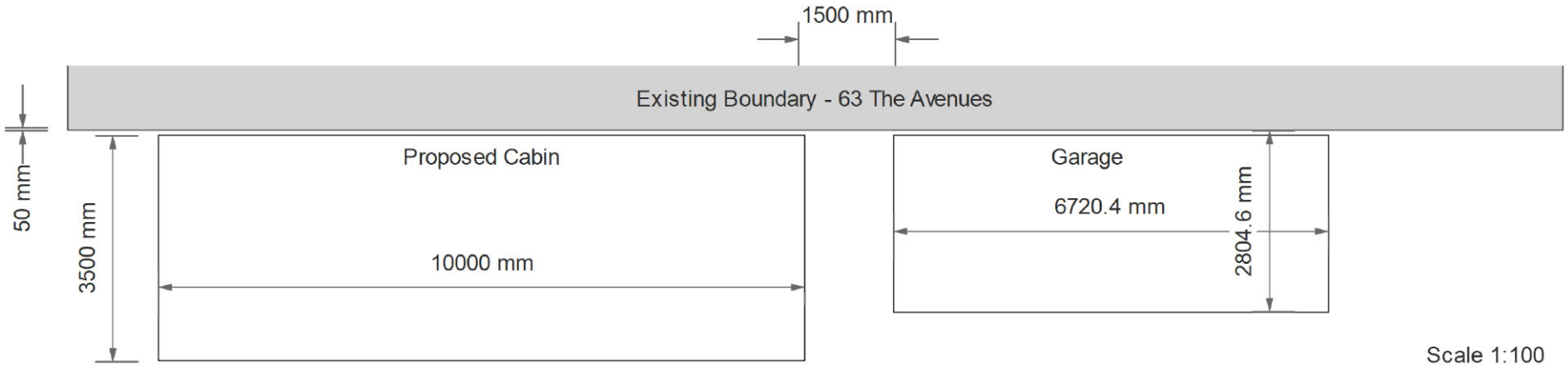
Current Plan of Location



Proposed Plan of Location



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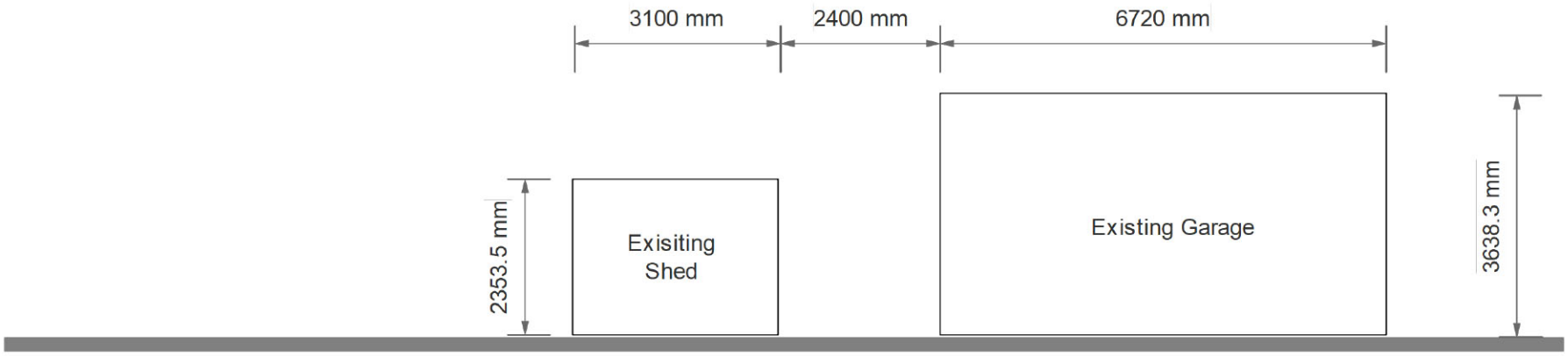
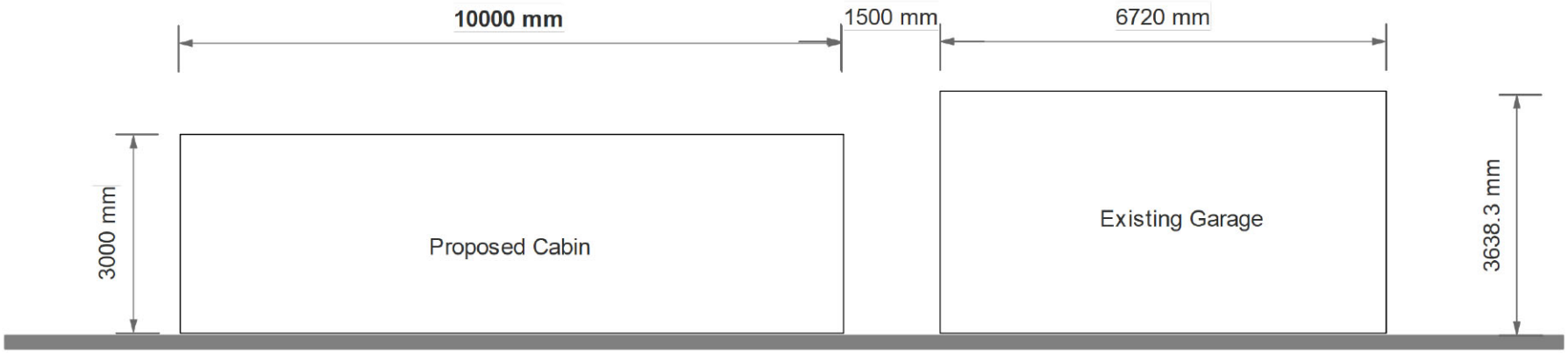
Curremt Elevation of Surroundings



Proposed Elevation of Surroundings



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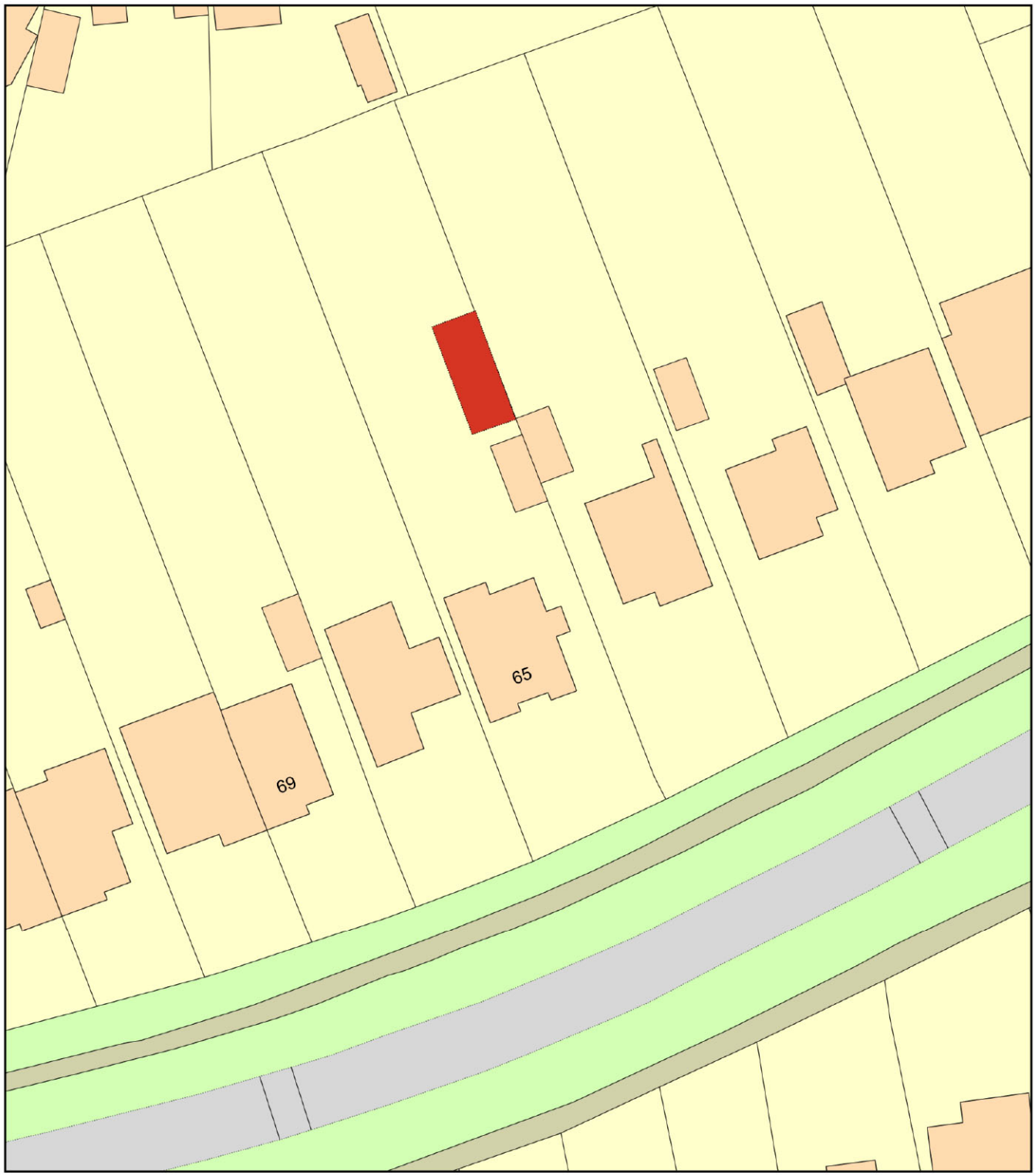
To-Be Site Plan



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ReQuestaPlan

Plan Produced for: Daniel Hickling

Date Produced: 06 Jul 2019

Plan Number/Project ID: TQRQM19187230712693

Scale: 1:500 @ A4

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